178.0	0007	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,120,500 / 1,120,500
					USE VALUE:	1,120,500 / 1,120,500
					ASSESSED:	1,120,500 / 1,120,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
98		VALENTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DENG JENNY J P
Owner 2:	HUNG CHIKAN RICHARD
Owner 3:	
Street 1:	98 VALENTINE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DENG JENNY J P -
Owner 2:	-
Street 1:	98 VALENTINE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .112 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1946, having primarily Vinyl Exterior and 3304 Square Feet, with 1 Unit, 2 Baths, 3 3/4 Baths, 0 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4859.000	724,500		396,000	1,120,500
Total Card	0.112	724,500		396,000	1,120,500
Total Parcel	0.112	724,500		396,000	1,120,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 339.13 | /Parcel: 339.13

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 120924

GIS Ref

GIS Ref

Insp Date 08/11/18

!14020!

PREVIOUS ASSESSMENT

Parcel ID 178.0-0007-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	724,500	0	4,859.	396,000	1,120,500		Year end	12/23/2021
2021	101	FV	704,200	0	4,859.	396,000	1,100,200		Year End Roll	12/10/2020
2020	101	FV	704,200	0	4,859.	396,000	1,100,200	1,100,200	Year End Roll	12/18/2019
2019	101	FV	533,900	0	4,859.	396,000	929,900	929,900	Year End Roll	1/3/2019
2018	101	FV	435,100	0	4,859.	333,800	768,900	768,900	Year End Roll	12/20/2017
2017	101	FV	435,100	0	4,859.	305,500	740,600	740,600	Year End Roll	1/3/2017
2016	101	FV	435,100	0	4,859.	260,300	695,400	695,400	Year End	1/4/2016
2015	101	FV	424,300	0	4,859.	226,300	650,600	650,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:11:20

LAST REV

Date	Time
12/08/20	09:51:07
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14020

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DENG JENNY J P,	76282-561	1	11/30/2020	Convenience	1	No	No		
LEE WENDY K & G	48656-585		12/13/2006	Family	50,000	No	No		
LINEHAN ARTHUR	28969-296		8/13/1998		166,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/16/2016	2038	Inter Fi	20,000	O				reno bsmnt+attic a
6/1/2012	693	Addition	180,000					ADD 2ND FLOOR & GA

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2018	Inspected	PH	Patrick H
7/25/2018	MEAS&NOTICE	CC	Chris C
7/25/2018	Info By Phon	DGM	D Mann
7/5/2013	Meas/Inspect	JBS	JOHN S
10/22/2008	Meas/Inspect	355	PATRIOT
12/21/1999	Meas/Inspect	163	PATRIOT
7/19/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	120924
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4859		Sq. Ft.	Site		0	70.	1.16	7									396,041						396,000	

Total AC/HA:	0.11155	Total SF/SM:	4859	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	396,041	Spl Credit		Total:	396,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	3	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.15287352
Const Adj.:	0.99989998
Adj $ / SQ:	149.859
Other Features:	145158
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	759484
Depreciation:	34936
Depreciated Total:	724547

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 5 | Baths: 2 | HB

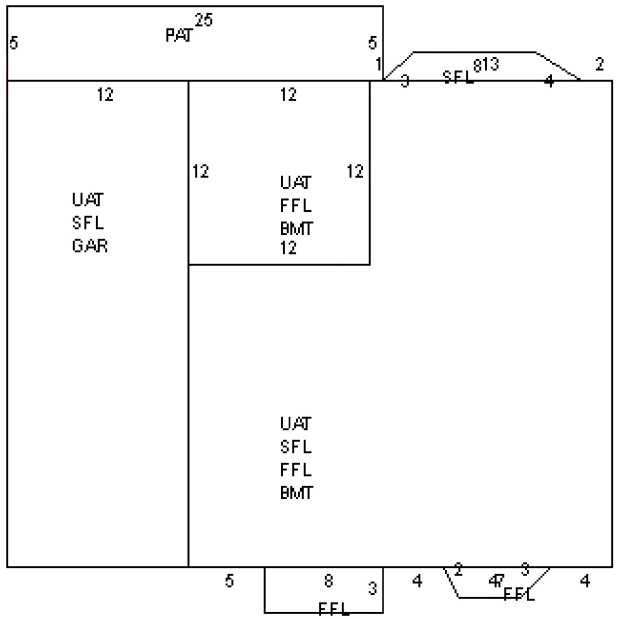
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	1
Totals			
1	8	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,157	149.860	173,386
FFL	First Floor	931	149.860	139,518
BMT	Basement	896	78.680	70,493
GAR	Garage	384	21.510	8,259
UAT	Upper Attic	320	104.900	33,568
PAT	Patio	125	5.250	656
	Net Sketched Area:	3,813	Total:	425,880
Size Ad	2088	Gross Area	4773	FinArea 3304

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	100		
UAT	100	FLA	100		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	199.31
Special Features:	0	Val/Su Net:	190.01
Final Total:	724500	Val/Su SzAd	346.98

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0007-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	2000	0.00	T	15.2	101						

More: N | Total Yard Items: | Total Special Featues: | Total: